

# Extract for Planned Development

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## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

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DPD-01

3250

JOURNAL--CITY COUNCIL--CHICAGO

5/12/99

*Reclassification Of Area Shown On Map Number 3-F.  
(Application Number DPD-01)*

RPD 713

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development Number 182, Residential Planned Development Number 5, R4 General Residence District and M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 923 feet south of North Clybourn Avenue; as measured along the east line of North Halsted Street; a line 455.99 feet east of North Halsted Street; the southeasterly line of North Ogden Avenue; a line 314.56 feet east of North Halsted Street; West Scott Street or the line thereof extended where no street exists; and North Halsted Street,

to those of an R5 General Residence District.

SECTION 2. That the Chicago Zoning Ordinance be further amended by changing all the R5 General Residence District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 923 feet south of North Clybourn Avenue; as measured along the east line of North Halsted Street; a line 455.99 feet east of North Halsted Street; the southeasterly line of North Ogden Avenue; a line 314.56 feet east of North Halsted Street; West Scott Street or the line thereof extended where no street exists; and North Halsted Street,

to those of a Residential Planned Development which is hereby established in the area specified herein subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 3. This ordinance shall be in force and effect upon its passage.

Plan of Development Statements referred to in this ordinance read as follows:

*Residential Planned Development Number 713.**Plan Of Development Statements.*

1. The net site area delineated herein as a Residential Planned Development Number 637 consists of approximately two hundred thirty-two thousand eight hundred fifty-seven (232,857) square feet (five and thirty-four hundredths (5.34) acres) of property which is depicted on the attached Planned Development Property Line, Boundary and Right-of-Way Adjustment Map and is to be rezoned by the Applicant, the City of Chicago, pursuant to its home rule authority, by and through Christopher R. Hill, Commissioner of Planning and Development, on behalf of the City of Chicago (the "Applicant").
2. All applicable official reviews, approvals or permits which are necessary to implement this Plan of Development shall be obtained by the Applicant. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns (including any condominium or homeowners' association which is formed) and, if different than the Applicant, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successor and assigns (including any condominium or homeowners' association which is formed) and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or charges (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or that any application to the City for any amendment to this Planned Development or any other modification or charge thereto (administrative, legislative or otherwise) shall be made or authorized by all of the owners of the property (or where a condominium or homeowners' association has been formed on behalf of the condominium owners or homeowners, by said association).

This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; an Existing Land-Use Map; and a Site Plan, Landscape Plan and Building

Elevations prepared by Bauhs Dring Main, dated April 14, 1999. Full size copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. These and no zoning controls shall apply to the property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses shall be permitted within the Planned Development subject to the restrictions contained in Statement 11 hereof and in the Bulk Regulations and Data Table: multi-family attached residential dwelling units, single-family attached dwelling units, meeting hall uses, retail uses and accessory off-street parking.
6. Business and business identification signs shall be permitted within the Elevator Building depicted on the Site Plan (Building A) subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs shall also be permitted, subject to the review and approval of the Department of Planning and Development. No advertising signs as defined by the Chicago Zoning Ordinance shall be permitted.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review and approval of the Department of Transportation and of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
8. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and of the Department of Planning and Development.
9. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as certified and approved by the Federal Aviation Administration.
10. The improvements on the property, including the open spaces, landscaping

and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the requirements of this Planned Development and the Site Plan, Landscape Plan and with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

11. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office of People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert to the pre-existing zoning classifications as indicated on the Existing Zoning Map.

[Existing Land-Use Map; Existing Zoning Map; Property Line, Boundary Line and Right-of-Way Adjustment Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 3255 through 3271 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential Planned Development Number 713.*

*Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way:  
335,490.78 square feet (7.70 acres) = 232,852.00 square feet (5.34 acres) +  
102,638.78 square feet (2.36 acres).

Maximum Permitted  
Floor Area Ratio:

1.5.

Setbacks From Property Line:

In substantial conformance with  
the Site Plan and Landscape Plan.

Maximum Number of Dwelling  
Units:

261.

Minimum Number of Off-  
Street Parking Spaces:

261.

Minimum Number of Three-  
Bedroom Units:

51.

Minimum Number of Off-Street  
Loading Berths:

1.

Maximum Building Height:

In substantial conformance with  
the Building Elevations.





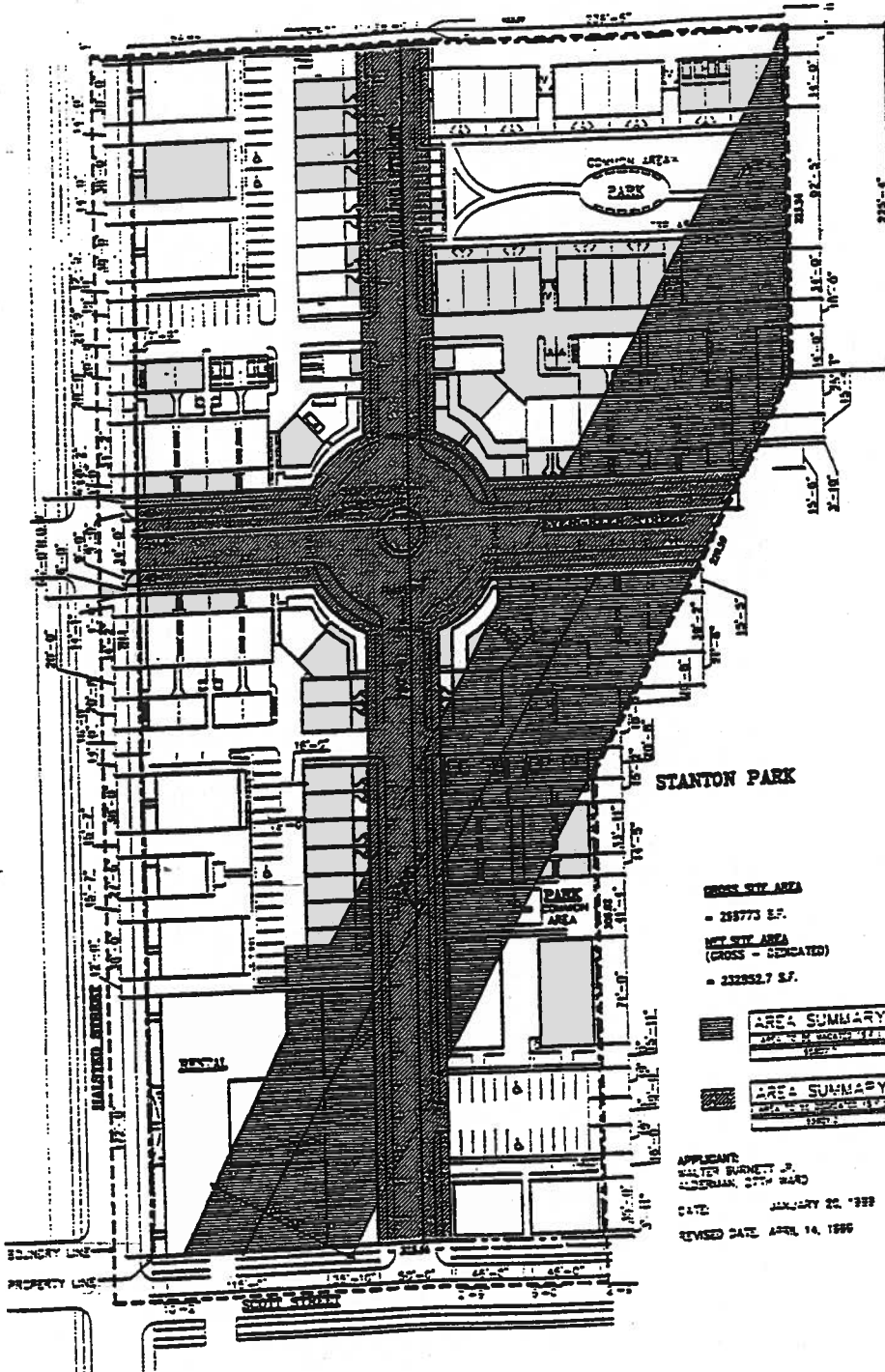


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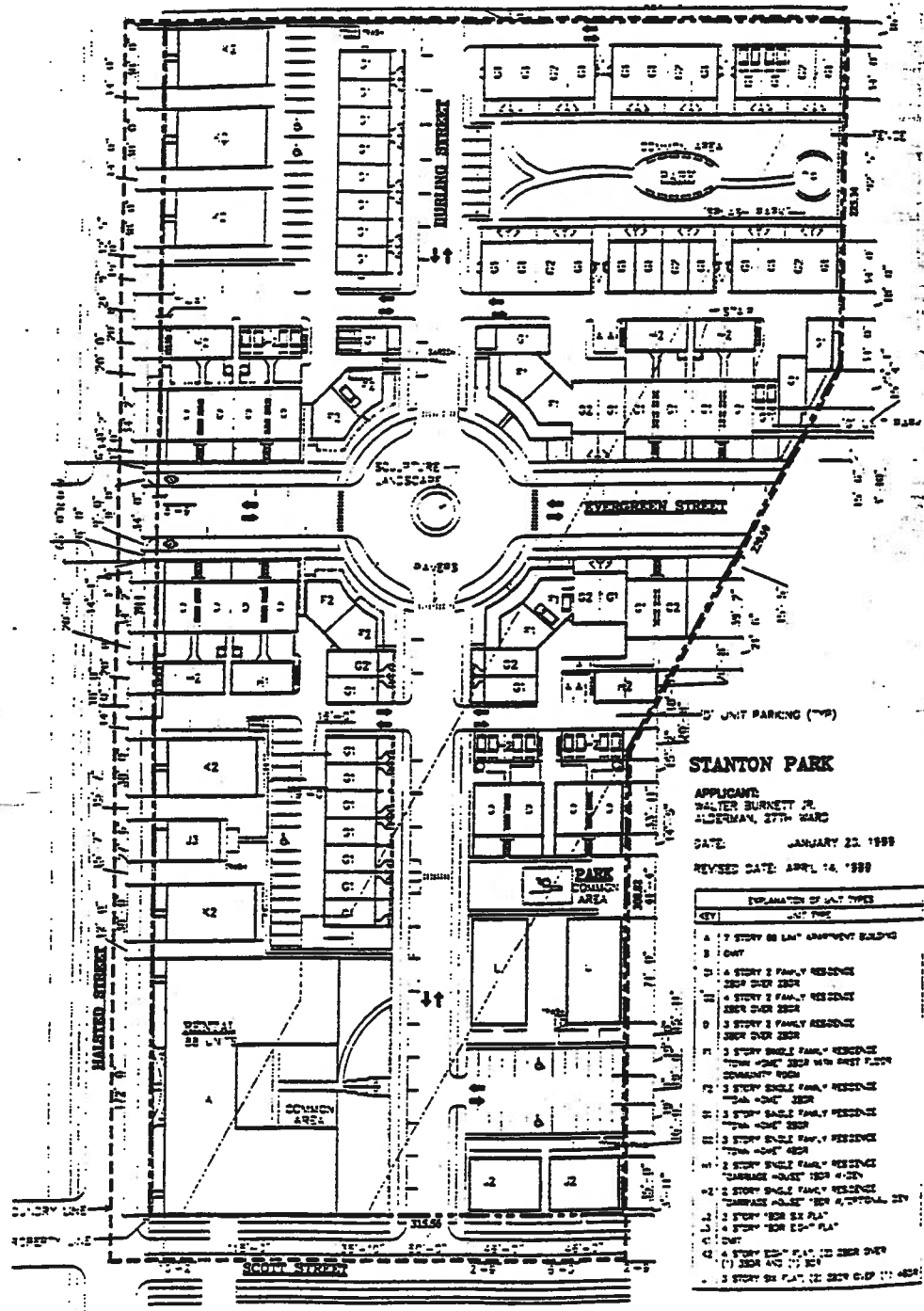
# REPORTS OF COMMITTEES

3257

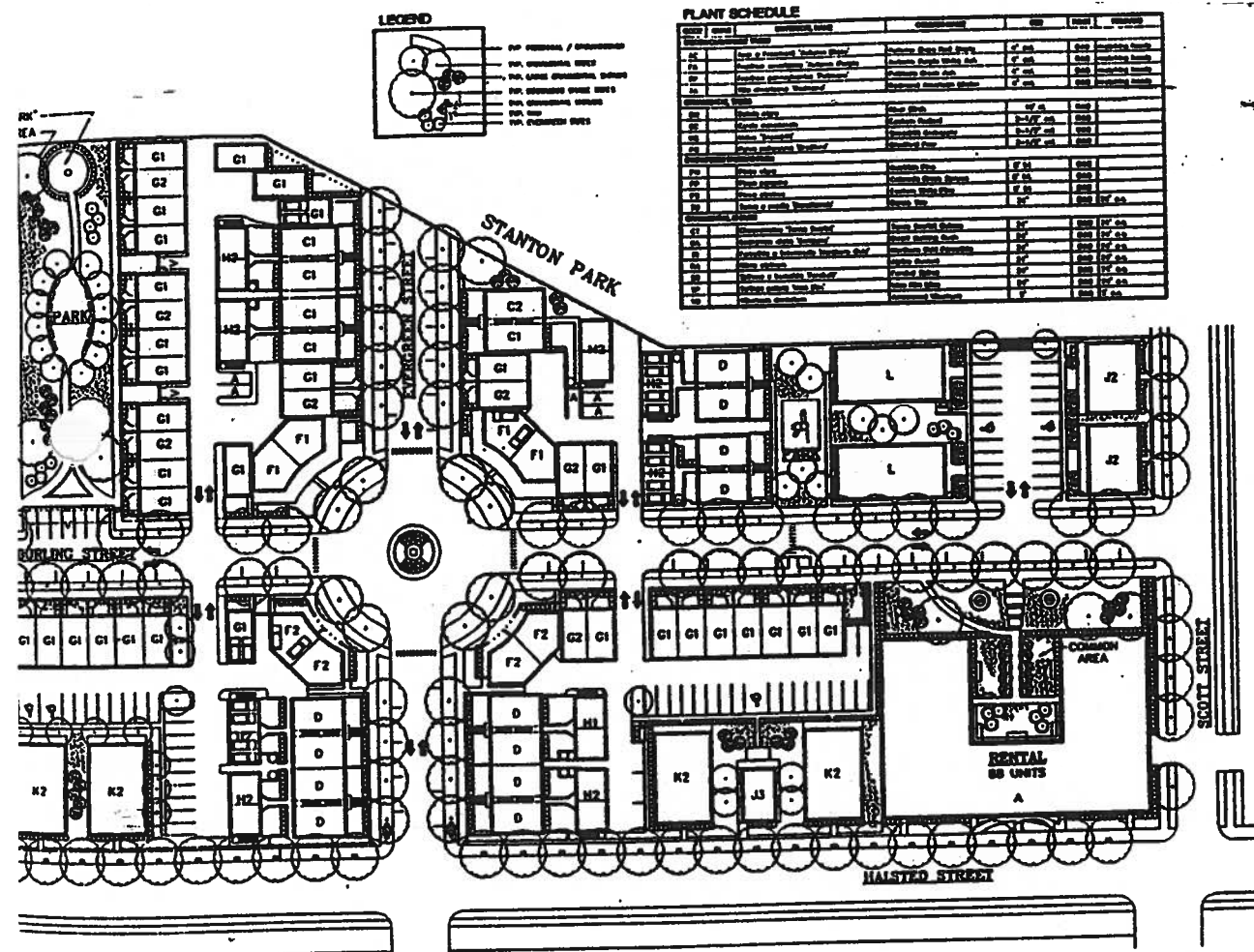
## Property Line, Boundary Line And Right-Of-Way Adjustment Map.



## Site Plan.



### Landscape Plan.



**Building Elevations.**  
(Page 1 of 12)



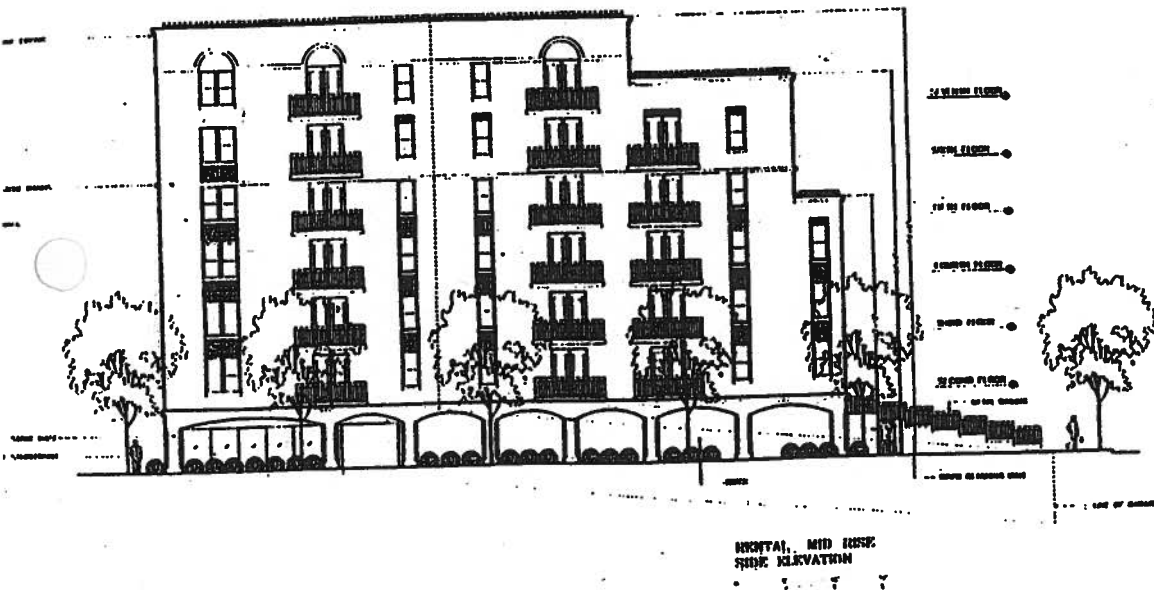
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SPECIAL PRICES ON  
 LIMITED EDITIONS  
 AT SHERBORN BOOKS

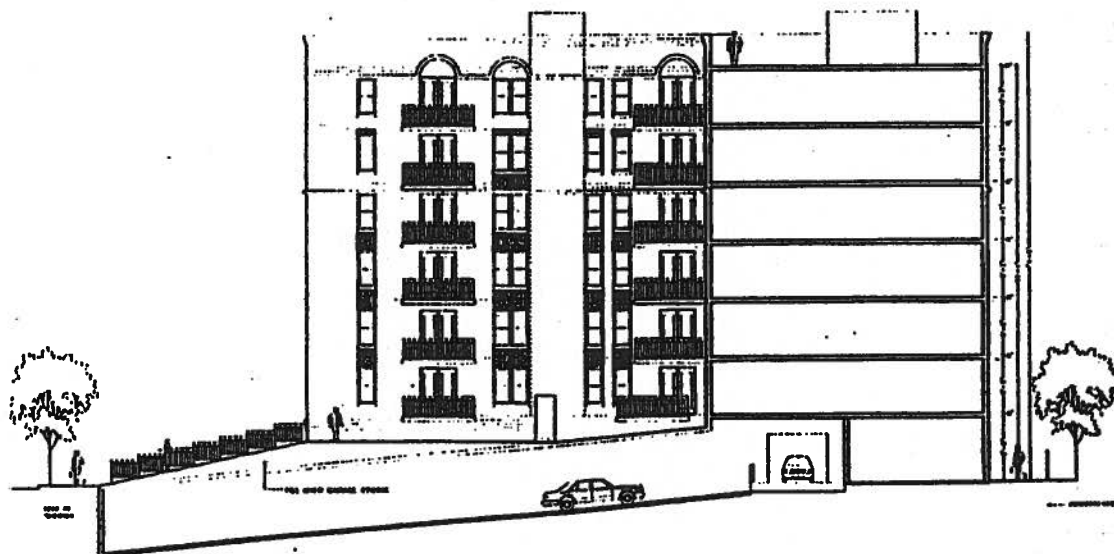
SPENDING PLANS (ON  
-BUDGETING (CONTINUED))

**1 RENTAL... MID - RISE  
FRONT ELEVATION**

Building Elevations.  
(Page 2 of 12)



Building Elevations.  
(Page 3 of 12)



1 NORTHAL MID RISE  
BUILDING SECTION/ELEVATION  
1.1.1.1

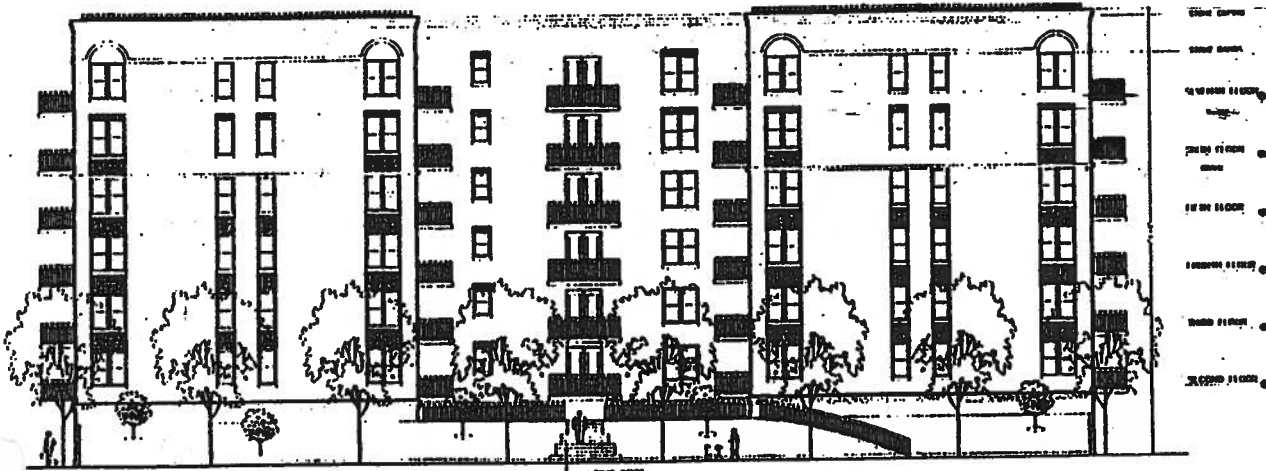


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REPORTS OF COMMITTEES

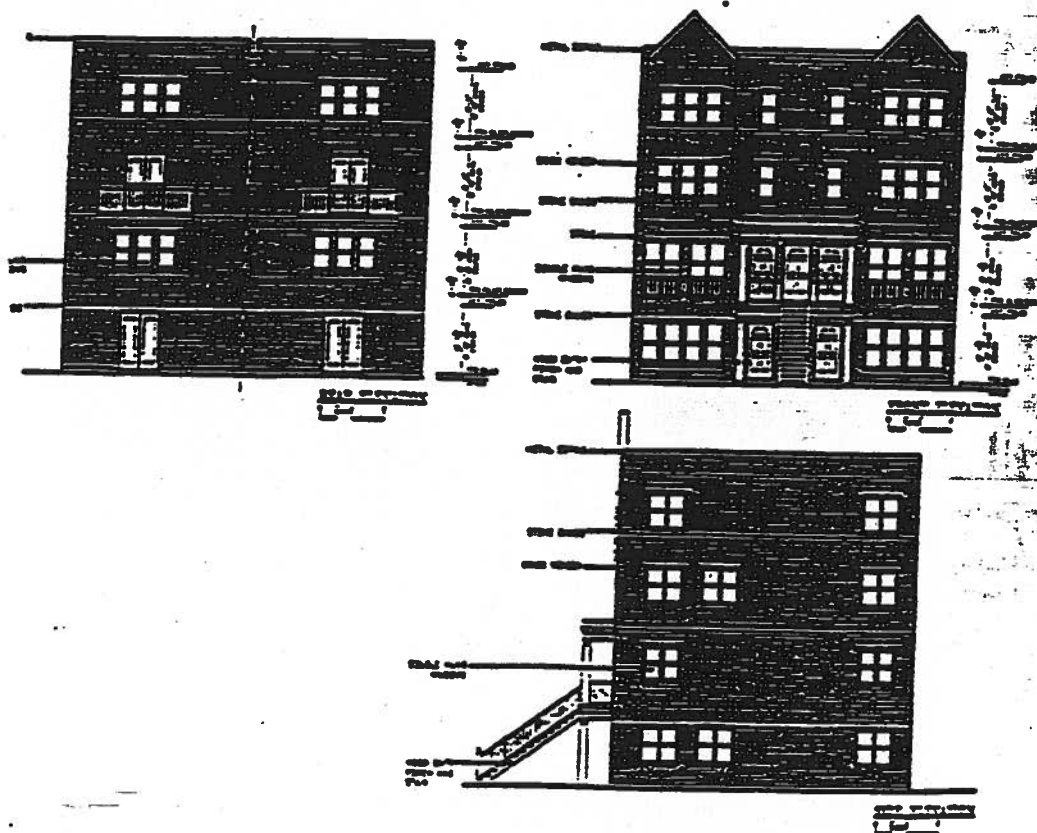
3263

Building Elevations.  
(Page 4 of 12)



RENTAL MID-RISE  
DEAR ELEVATION  
1-1-1

Building Elevations.  
(Page 5 of 12)



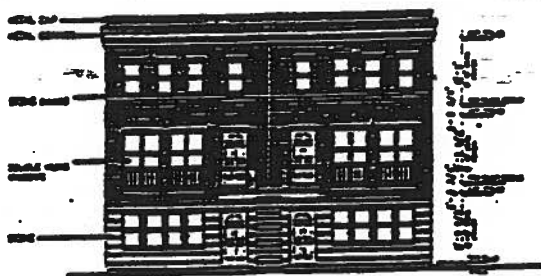


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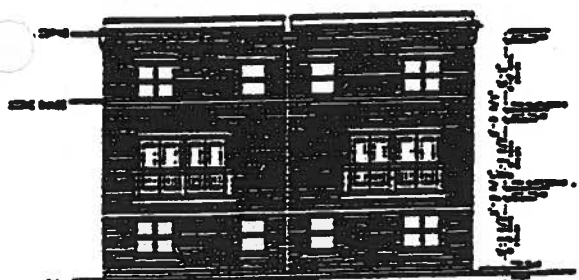
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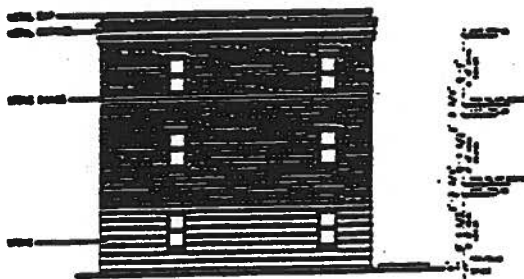
Building Elevations.  
(Page 6 of 12)



1-1

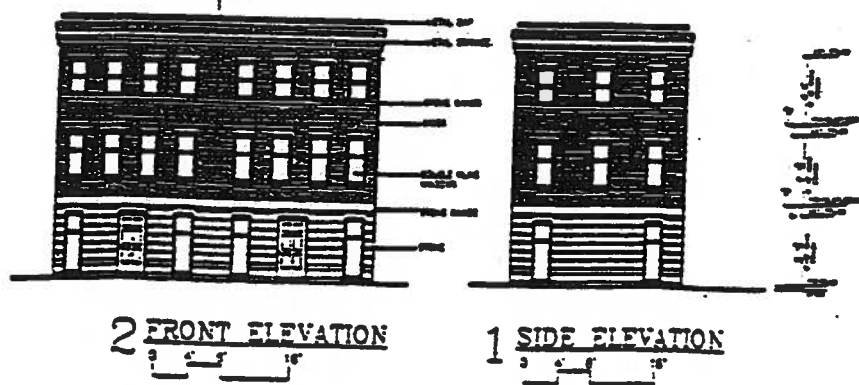
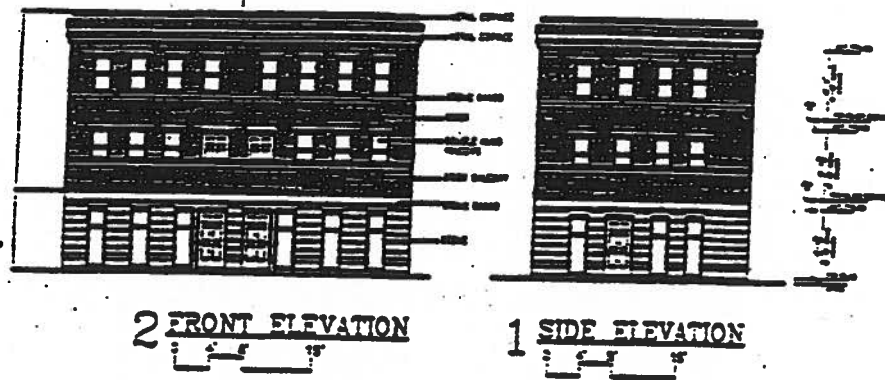


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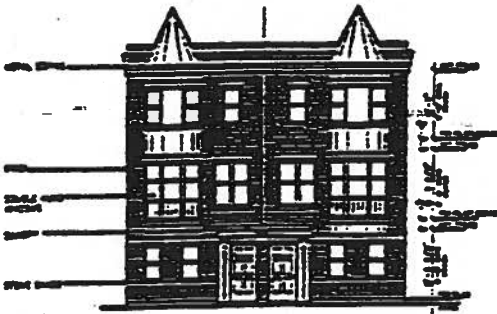


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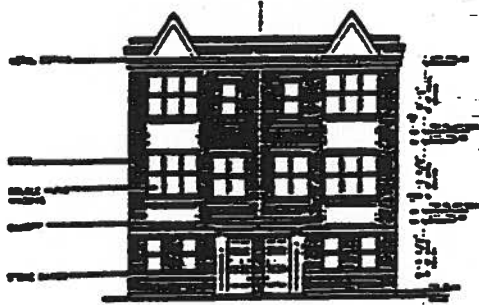
Building Elevations.  
(Page 7 of 12)



Building Elevations.  
(Page 8 of 12)



**B**



**A**



**B**

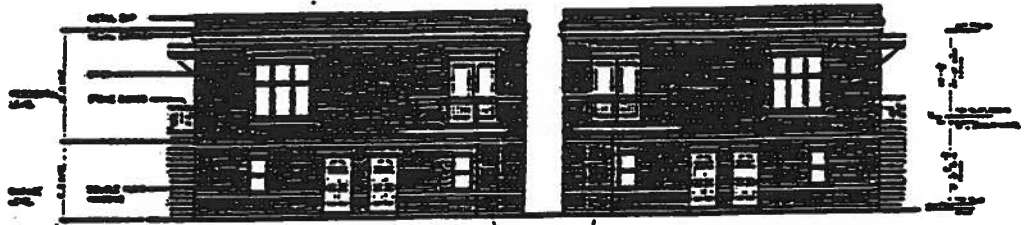


**A**

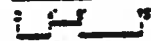
Building Elevations.  
(Page 9 of 12)



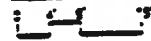
FRONT ELEVATION



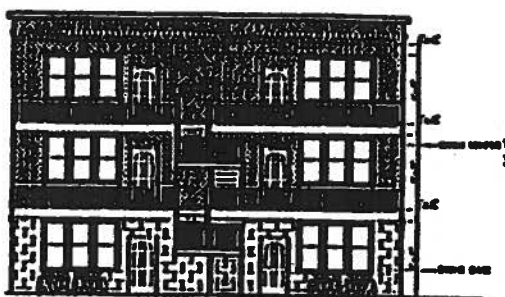
REAR ELEVATION



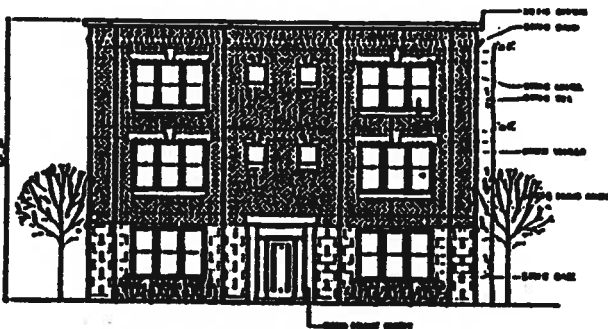
END ELEVATION



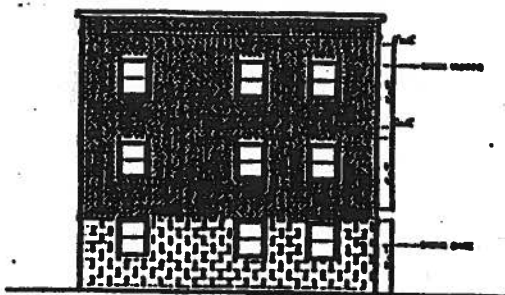
Building Elevations.  
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REAR ELEVATION (1/2 SECTION 21.504)



FRONT ELEVATION (1/2 SECTION 21.504)

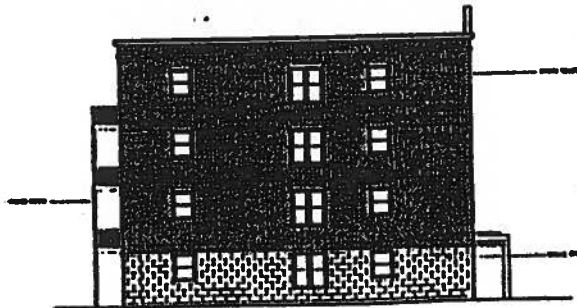
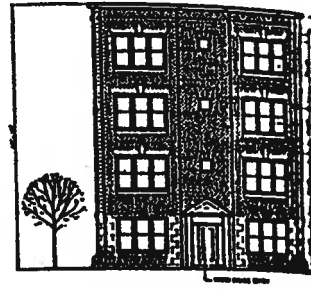
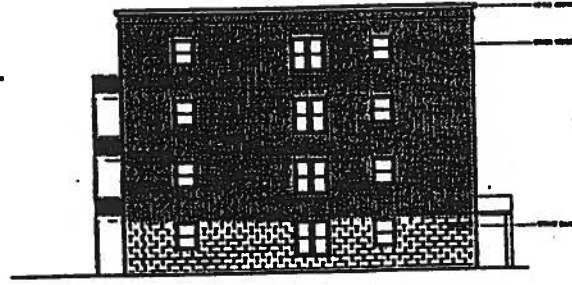
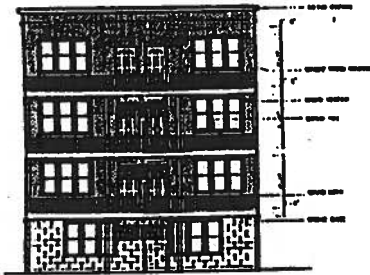


SIDE ELEVATION (1/2 SECTION 21.504)



FRONT ELEVATION (1/2 SECTION 21.504)

Building Elevations.  
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Building Elevations.  
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